

044.A

0001

0169.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

722,000 / 722,000

USE VALUE:

722,000 / 722,000

ASSESSED:

722,000 / 722,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
169		FRANKLIN ST, ARLINGTON

OWNERSHIP	Unit #:	169
Owner 1: LEDGER DANIEL T		
Owner 2: LEDGER LAUREN M		
Owner 3:		
Street 1: 169 FRANKLIN ST		
Street 2:		

Twn/Cty: ARLINGTON	Cntry:	Own Occ: Y
Postal: 02474	Type:	

PREVIOUS OWNER
Owner 1: SAYERS LEE -
Owner 2: TSUKADA KAYOKO -
Street 1: 169 FRANKLIN ST UNIT 169
Twn/Cty: ARLINGTON
StProv: MA Cntry:
Postal: 02474

NARRATIVE DESCRIPTION									
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1800, having primarily Vinyl Exterior and 2203 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.									

OTHER ASSESSMENTS									
Code	Descrip/No	Amount	Com. Int						

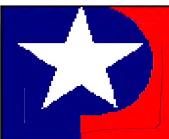
PROPERTY FACTORS									
Item	Code	Description	%	Item	Code	Description			
Z	R2	TWO FAMIL	100	water					
o				Sewer					
n				Electri					
Census:				Exempt					
Flood Haz:									
D				Topo	1	Level			
s				Street					
t				Gas:					

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7877									G8	1.						

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	714,600	7,400		722,000		281044
							GIS Ref
							GIS Ref
							Insp Date
							07/12/18

**USER DEFINED**

Prior Id # 1:	31058
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/30/21	20:44:14
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT								PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAYERS LEE	51439-527		7/15/2008		620,500	No	No		
RUSSELL RACHEL	49495-554		5/24/2007		675,000	No	No		
DOLAN SARA/DAVI	46990-346		2/21/2006		200,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/15/2019	1638	Redo Kit	30,000	C					7/12/2018	Measured	DGM	D Mann
10/20/2017	1396	Porch	25,000	C					12/4/2008	MLS	MM	Mary M
2/27/2012	166	Manual	1,675					air sealing & insu				

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION

Type:	99 - Condo Conv	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	TAN	
View / Desir:		

BATH FEATURES

Full Bath:	2	Rating: Very Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 8	BRs: 4
	Baths: 2	HB

UnSketched SubAreas:
GLA: 2203,

GENERAL INFORMATION

Grade:	C+ - Average (+)
Year Blt:	1800
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	G8
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	8	4	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	8	4	

RES BREAKDOWN

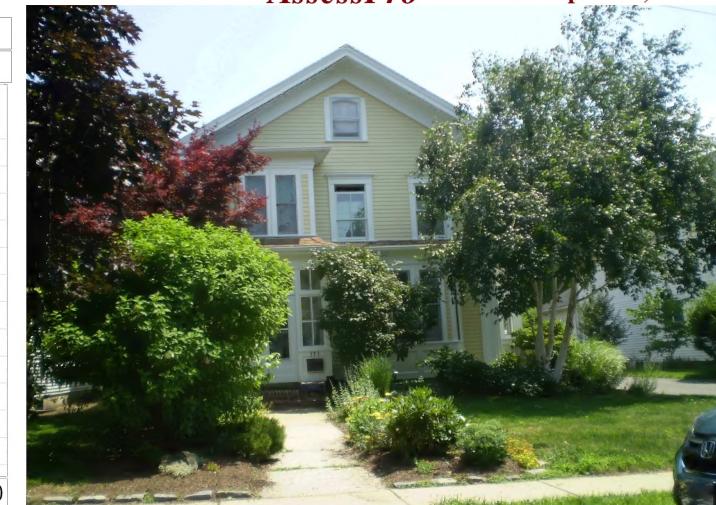
CALC SUMMARY	COMPARABLE SALES
Basic \$ / SQ:	305.00
Size Adj.:	1.12662268
Const Adj.:	0.98990101
Adj \$ / SQ:	340.150
Other Features:	90773
Grade Factor:	1.10
NBHD Inf:	0.94999999
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	877928
Depreciation:	163295
Depreciated Total:	714634
WtAv\$/SQ:	AvRate:
Juris. Factor:	1.00
Special Features:	0
Final Total:	714600
Before Depr:	355.46
Val/Su Net:	324.38
Val/Su SzAd:	324.38

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	SUB AREA DETAIL				
					Sub Area	% Usbl	Descrip	% Type	Qu # Ten
GLA	Gross Liv Ar	2,203	340.150	749,350					
Size Ad	2203	Gross Area	2203	FinArea	2203				
Net Sketched Area:	2,203	Total:	749,350						

IMAGE

AssessPro Patriot Properties, Inc

**MOBILE HOME**

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	A	Y	1	13X14	V	VG	2004	43.10	T	6	102			7,400	G6		7,400

More: N

Total Yard Items: 7,400 Total Special Features: []

Total: 7,400